

061.A

0001

0001.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

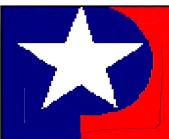
242,400 / 242,400

USE VALUE:

242,400 / 242,400

ASSESSED:

242,400 / 242,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #:

A1

Owner 1: BAGWADIA ZUBIN ETAL TR

Owner 2: HOPE CYRUS BAGWADIA

Owner 3: SUPPLEMENTAL NEEDS TRUST

Street 1: 87 OAK RIDGE TER

Street 2:

Twn/City: LYNNFIELD

St/Prov: MA Cntry Own Occ: N

Postal: 01940 Type:

PREVIOUS OWNER

Owner 1: BAGWADIA ZUBIN -

Owner 2: -

Street 1: 1 HADLEY STREET UNIT1

Twn/City: CHARLESTOWN

St/Prov: MA Cntry

Postal: 02129

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 637 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	242,400			242,400		126893
							GIS Ref
							GIS Ref
							Insp Date
							10/19/17

PREVIOUS ASSESSMENT

Parcel ID 061.A-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	242,400	0	.	.	242,400		Year end	12/23/2021
2021	102	FV	239,000	0	.	.	239,000		Year End Roll	12/10/2020
2020	102	FV	232,300	0	.	.	232,300	232,300	Year End Roll	12/18/2019
2019	102	FV	212,000	0	.	.	212,000	212,000	Year End Roll	1/3/2019
2018	102	FV	175,500	0	.	.	175,500	175,500	Year End Roll	12/20/2017
2017	102	FV	135,200	0	.	.	135,200	135,200	Year End Roll	1/3/2017
2016	102	FV	132,500	0	.	.	132,500	132,500	Year End	1/4/2016
2015	102	FV	116,900	0	.	.	116,900	116,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAGWADIA ZUBIN,		63725-435	6/9/2014	Convenience		1	No	No		
TANG DEBBIE W &		63069-547	12/17/2013	Sub Sale		179,500	No	No		
ORTIZ LOUIS M,		61828-116	5/20/2013			170,000	No	No		
MULLEN JOHN F I		43407-161	7/20/2004			173,000	No	No		
		21471-492	10/1/1991			79,600	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/21/2010	341	Manual	2,000					REPAIR WATER DAMAG
5/28/2002	753	Alterati	15,000	C				RETAINING WALL 6 F
3/6/2002	120	Porch	13,000	C				REPAIR STEPS AT #1

ACTIVITY INFORMATION

Date	Result	By	Name
1/31/2018	Mail Update	EMK	Ellen K
10/19/2017	Measured	DGM	D Mann
11/6/2000	Hearing N/C		
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH			Undisplayed Areas: GLA: 637					
Type: 7 - Condo Garden			Full Bath: 1	Rating: Average		Building Number 1.											
Sty Ht: 1 - 1 Story			A Bath:	Rating:													
(Liv) Units: 1	Total: 1		3/4 Bath:	Rating:													
Foundation: 1 - Concrete			A 3QBth:	Rating:													
Frame: 1 - Wood			1/2 Bath: 0	Rating: Average													
Prime Wall: 7 - Brick			A HBth:	Rating:													
Sec Wall:		%	OthrFix:	Rating:													
Roof Struct: 2 - Hip			OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Average		1st Res Grid Desc: Line 1 # Units 1											
Color: BRICK			A Kits:	Rating:													
View / Desir: N - NONE			Frl: 0	Rating: Average													
GENERAL INFORMATION			WSFlue:	Rating:													
Grade: C - Average			CONDO INFORMATION														
Year Blt: 1962	Eff Yr Blt:		Location: R - Rear														
Alt LUC:		Alt %:	Total Units:														
Jurisdct: G12		Fact: .	Floor:			REMODELING			RES BREAKDOWN								
Const Mod:			% Own: 0.657700002			Exterior:	No Unit	RMS	BRS	FL							
Lump Sum Adj:			Name: 9 - 6021			Interior:	1	4	2	0							
INTERIOR INFORMATION			DEPRECIATION			Additions:											
Avg Ht/FL: STD			Phys Cond: AV - Average	30. %		Kitchen:											
Prim Int Wal 2 - Plaster			Functional:			Baths:											
Sec Int Wall:		%	Economic:			Plumbing:											
Partition: T - Typical			Special:			Electric:											
Prim Floors: 4 - Carpet			Override:			Heating:											
Sec Floors:		%	Total:	30.6 %		General:											
Bsmnt Flr:			CALC SUMMARY			Totals	1	4	2								
Subfloor:			Basic \$ / SQ: 325.00														
Bsmnt Gar:			Size Adj.: 1.44191527			COMPARABLE SALES			SUB AREA			SUB AREA DETAIL					
Electric: 3 - Typical			Const Adj.: 1.06049991			Rate	Parcel ID	Typ	Date	Sale Price							
Insulation: 2 - Typical			Adj \$ / SQ: 496.974														
Int vs Ext: S			Other Features: 32723														
Heat Fuel: 1 - Oil			Grade Factor: 1.00														
Heat Type: 3 - Forced H/W			NBHD Inf: 1.00000000														
# Heat Sys: 1			NBHD Mod:														
% Heated: 100		% AC: 100	LUC Factor: 1.00														
Solar HW: NO		Central Vac: NO	Adj Total: 349295														
% Com Wal		% Sprinkled	Depreciation: 106884														
			Deprecated Total: 242411														
MOBILE HOME			WtAv\$/SQ:	AvRate:	Ind.Val												
SPEC FEATURES/YARD ITEMS			Juris. Factor: 1.00	Before Depr: 496.97													
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
PARCEL ID 061.A-0001-0001.0																	
More: N		Total Yard Items:			Total Special Features:			Total:			IMAGE AssessPro Patriot Properties, Inc						